



HENRY DEVELOPMENT SERVICES INC.

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TM 5543 RPL 1

September 7, 2007 (Revised July 25, 2008)

Bonita-Sunnyside Fire Protection District
4900 Bonita Road
Bonita, CA 91902

Attn: Captain Carl McAllister, Fire Marshal

Subject: Fire Protection Plan – Short Form
Las Mansiones de Bonita
3510 & 3517 Tennis Court Lane, Bonita, CA 91902
APN 589-100-36 & 39

Dear Captain McAllister,

This letter is written in response to a request from the County of San Diego Department of Planning and Land Use for a Short-Form Fire Protection Plan consistent with California Fire Code Article 86, to address the proposed construction of five single family detached homes, three of which may have second dwelling units. Three of the houses with second dwelling units will be constructed on the west side of Tennis Court Lane, a minimum 24 foot wide private access road teeing off Sweetwater Road. The other two houses will be constructed on the east side of the private road. Tennis Court Lane ends at a cul-de-sac which serves two existing houses for a total of seven houses. A hammerhead turn-around into a new driveway is proposed just short of the cul-de-sac to provide for fire truck turning.

The site is primarily flat with slopes no more than seven feet high being proposed between lots. There are no geological concerns that will affect access/evacuation during a fire. The entire site will eventually be landscaped and irrigated, and is bordered on three sides by developed single family homes. The other side is adjacent to Sweetwater Road, a public road. The climate is moderate, usually being an average of the hotter inland areas and the cooler coastal zone.

A gated entry is proposed that will have a Knox Box keyed entry, a mechanical release mechanism and an Opticom sensor. Entry and exit gates each being a minimum twelve feet wide will be provided. An existing fire hydrant on Tennis Court Lane will be accessible from the turn-around in front of the gate. All the houses will be sprinklered and alarmed, and be constructed with fire resistive materials. Manicured landscaping will surround the houses with no natural areas being proposed.

An eight inch diameter water main located in Tennis Court Lane provides water to the existing fire hydrant and the proposed sprinkler systems. The minimum fire flows are available.

A minimum 24 foot wide paved surface exists and will remain in Tennis Court Lane. The cul-de-sac at the north end will remain and a new fire truck hammerhead turn-around will be constructed just short of the cul-de-sac. The private access will be gated with a 60 foot diameter turn around before the gate. The road grade will not exceed 8% at any location and private road will be paved with either asphalt, concrete pavers or equivalent..

A maintenance association consisting of all seven houses will be created for the purpose of maintaining Tennis Court Lane, the gate, entry walls and landscaping along Sweetwater Road and the gate area. This will be memorialized in a recorded document which will state that the association cannot be dissolved, funding will be on an equal one-seventh basis, and that the responsibility to participate conveys with property transfers.

Both "Basic" and "Enhanced" construction requirements per County Building and fire Codes will be employed for all exterior elements. Included will be a Class A fire resistant roof assembly, eaves, exterior walls, doors, windows, decks, etc. All dwellings and attached garages will have residential fire sprinklers per County Fire Code Section 1003.2. Portable fire extinguisher locations will be provided even though they are not required.

The entire area of the lots will be considered the fuel management zone since they all are too small to have 100 feet of clearance from the property lines. Also, the surrounding area is basically urbanized even though it is in a rural area. Therefore, the threat of wild fires is minimal. As previously stated, the entire area will be landscaped with no natural areas. Since a majority, if not all, of this area will be irrigated and have green vegetation, the fire danger will be minimal.

Initially, computer fire behavior modeling is not required for this project. However, if some code issues are unresolved or inadequately addressed, a full Fire Protection Plan, prepared by a wild land fire expert, may be required, including fire behavior modeling.

PREPARED BY: Thomas M. Henry Date: 7/24/08
Thomas M. Henry, P.E.

OWNER: Jeff Phair Date: 7-28-08
Jeffrey D. Phair, President

Approved: Capt. Carl McAllister Date: 7/30/08
Capt. Carl McAllister, Fire Marshall
Bonita-Sunnyside Fire Protection District